

# RIVER TRAIL 2ND ADDITION

## A REPLAT OF ALL OF BLOCKS 3 & 5, AND LOTS 1 THRU 4, BLOCK 4, RIVER TRAIL ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

A TRACT IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 2 WEST OF THE 6TH P.M., SALINE COUNTY, KANSAS

**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING ALL OF BLOCKS 3 AND 5, AND LOTS 1 THRU 4 IN RIVER TRAIL ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID RIVER TRAIL ADDITION; THENCE ON A PLATTED BEARING OF N 89°17'45" E ON THE NORTH LINE OF SAID RIVER TRAIL ADDITION, A DISTANCE OF 363.48 FEET TO THE NORTHEAST CORNER OF SAID RIVER TRAIL ADDITION; THENCE S 18°05'54" E ON THE EASTERLY LINE OF SAID RIVER TRAIL ADDITION, A DISTANCE OF 345.67 FEET; THENCE S 50°07'20" E CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 169.93 FEET; THENCE S 05°56'40" W CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 140.88 FEET; THENCE S 21°03'13" E CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 42.85 FEET; THENCE N 89°26'47" E CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 79.81 FEET; THENCE S 21°37'25" E CONTINUING ON SAID EASTERLY LINE, A DISTANCE OF 296.07 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SAID RIVER TRAIL ADDITION; THENCE S 61°45'40" W ON THE NORTHERLY LINE OF SAID LOT 5, A DISTANCE OF 154.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE S 09°07'54" W A DISTANCE OF 101.46 FEET TO THE NORTHEAST CORNER OF BLOCK 6, SAID RIVER TRAIL ADDITION; THENCE S 62°31'40" W ON THE NORTHERLY LINE OF SAID BLOCK 6, A DISTANCE OF 90.34 FEET; THENCE S 49°58'11" W CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 71.63 FEET; THENCE S 45°26'46" W CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 62.71 FEET; THENCE S 60°32'35" W CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 70.23 FEET; THENCE S 85°53'15" W CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 93.95 FEET; THENCE S 89°16'42" W CONTINUING ON SAID NORTHERLY LINE, A DISTANCE OF 89.93 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 6; THENCE N 50°31'23" W A DISTANCE OF 78.33 FEET TO THE NORTHEAST CORNER OF LOT 11, BLOCK 2, SAID RIVER TRAIL ADDITION; THENCE S 89°14'06" W ON THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 149.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 00°46'04" E ON THE WEST LINE OF SAID LOT 11, A DISTANCE OF 20.15 FEET TO A POINT ON THE WESTERLY LINE OF SAID RIVER TRAIL ADDITION; THENCE ON SAID WESTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 587.26 FEET, AN ARC LENGTH OF 637.88 FEET, A CHORD BEARING OF N 41°11'54" W, AND A CHORD DISTANCE OF 606.98 FEET; THENCE CONTINUING ON SAID WESTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 504.57 FEET, AN ARC LENGTH OF 375.06 FEET, A CHORD BEARING OF N 09°39'28" E, AND A CHORD DISTANCE OF 366.49 FEET; THENCE CONTINUING ON SAID WESTERLY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.28 FEET, AN ARC LENGTH OF 402.47 FEET, A CHORD BEARING OF N 58°48'39" E, AND A CHORD DISTANCE OF 390.80 FEET; THENCE N 00°10'40" W CONTINUING ON SAID WESTERLY LINE, A DISTANCE OF 188.91 FEET TO THE POINT OF BEGINNING. CONTAINS 1,024.684 SQUARE FEET, 23.52 ACRES MORE OR LESS. END OF DESCRIPTION

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PLATTED BEARING OF N 89°17'45" E ON THE NORTH LINE OF RIVER TRAIL ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS.

**FLOOD STATEMENT:**

SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE B" AND IN "ZONE AH" ON THE FLOOD INSURANCE RATE MAP FOR SALINE COUNTY, KANSAS. COMMUNITY PANEL NO. 200316 0060 B, EFFECTIVE DATE FEBRUARY 5, 1986. "ZONE B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ON (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD". "ZONE AH" IS DEFINED AS "AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN .ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. BASE FLOOD ELEVATION IS 1231 PER FLOOD MAP. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.

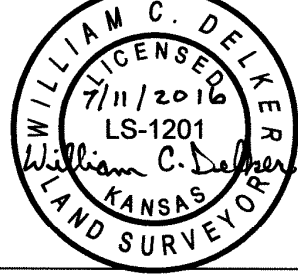
THIS PLAT SHALL CONFORM WITH THE PROVISIONS OF RESOLUTION NO. 3186 OF THE CITY OF SALINA DEALING WITH FLOOD HAZARD AREAS.

**SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF KANSAS, WITH EXPERIENCE AND PROFICIENCY IN LAND SURVEYING; THAT THE HERETOFORE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY ME, OR UNDER MY SUPERVISION; THAT ALL SUBDIVISION REGULATIONS OF THE CITY OF SALINA, KANSAS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT; THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 11<sup>th</sup> DAY OF July, 2016.

DATE OF SURVEY: JULY 7, 2016



WILLIAM C. DELKER, LAND SURVEYOR  
REGISTRATION NUMBER LS-1201

**OWNER'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

THIS IS TO CERTIFY THAT DAVID A. TILLBERG, KARLA KAYE TILLBERG, MICHAEL P. MURRAY, AND CHERYL TILLBERG MURRAY, OWN THE LAND DESCRIBED ON THE PLAT AS LOTS 1 & 3, BLOCK 1, AND LOT 1, BLOCK 2, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT SALINA, KANSAS, THIS 14<sup>th</sup> DAY OF July, A.D. 2016.

David A. Tillberg  
DAVID A. TILLBERG  
Karla Kaye Tillberg  
KARLA KAYE TILLBERG

Michael P. Murray  
MICHAEL P. MURRAY  
Cheryl Tillberg Murray  
CHERYL TILLBERG MURRAY

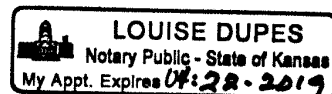
**NOTARY CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I, Louise Dupes, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DAVID A. TILLBERG, KARLA KAYE TILLBERG, MICHAEL P. MURRAY, AND CHERYL TILLBERG MURRAY, ARE KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 14<sup>th</sup> DAY OF July, A.D., 2016.

Louise Dupes  
Louise Dupes, NOTARY PUBLIC

**CORPORATE OWNER'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETORS, KELLY R. DUNN, PRESIDENT, AND CRAIG PIERCY, VICE-PRESIDENT OF KC DEVELOPMENT, LLC, OWN THE LAND DESCRIBED ON THE PLAT AS LOT 2 AND LOTS 5 THRU 26, BLOCK 1, AND LOTS 2 THRU 20, BLOCK 2, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT SALINA, KANSAS, THIS 13<sup>th</sup> DAY OF July, A.D. 2016.

Kelly R. Dunn  
KELLY R. DUNN, PRESIDENT,  
KC DEVELOPMENT, LLC

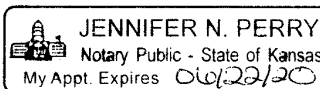
Craig Piercy  
CRAIG PIERCY, VICE-PRESIDENT,  
KC DEVELOPMENT, LLC

**NOTARY CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I, Jennifer Perry, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT KELLY R. DUNN, PRESIDENT, AND CRAIG PIERCY, VICE-PRESIDENT OF KC DEVELOPMENT, LLC, ARE KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 13<sup>th</sup> DAY OF July, A.D., 2016.

**CORPORATE OWNER'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROPRIETOR, CITY OF SALINA, KANSAS, OWNS THE LAND DESCRIBED ON THE PLAT AS LOT 4, BLOCK 1, WHICH WAS DEDICATED FOR PUBLIC PARK PURPOSES ON THE ORIGINAL PLAT OF RIVER TRAIL ADDITION, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALL STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. AN EASEMENT OR LICENSE TO THE PUBLIC TO LOCATE, CONSTRUCT AND MAINTAIN OR AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF POLES, WIRES, CONDUITS, WATER, GAS AND SEWER PIPES OR REQUIRED DRAINAGE CHANNELS OR STRUCTURES UNDER OR UPON THE AREAS MARKED FOR EASEMENTS ON THIS PLAT IS HEREBY GRANTED.

GIVEN UNDER MY HAND AT SALINA, KANSAS, THIS 14<sup>th</sup> DAY OF July, A.D. 2016.

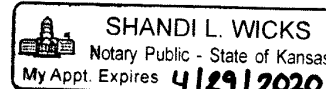
Kaye J. Crawford  
KAYE J. CRAWFORD, MAYOR  
OF THE CITY OF SALINA

**NOTARY CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I, Shandi L. Wicks, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT KAYE J. CRAWFORD, MAYOR OF THE CITY OF SALINA, IS KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE PLAT AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS 14<sup>th</sup> DAY OF July, A.D., 2016.

**ABSTRACTOR'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

THE UNDERSIGNED, BEING A DULY LICENSED AND BONDED ABSTRACTOR OR AUTHORIZED REPRESENTATIVE THEREOF, HEREBY CERTIFY THAT THE ABOVE ARE THE LEGAL OWNERS OF RECORD OF THE PROPERTY SHOWN ON THIS PLAT.

DATED THIS 19<sup>th</sup> DAY OF July, A.D. 2016.

Theresa E. McKinney  
Theresa E. McKinney

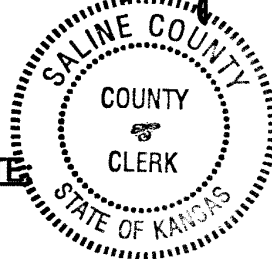
**SPECIAL ASSESSMENTS CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 19<sup>th</sup> DAY OF July, A.D. 2016.

Donald R. Merriman  
DONALD R. MERRIMAN, COUNTY CLERK



Shandi Wicks  
SHANDI WICKS, CITY CLERK

**SALINA CITY PLANNING COMMISSION CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

APPROVED THIS 10<sup>th</sup> DAY OF MARCH, A.D. 2016.

SALINA CITY PLANNING COMMISSION, SALINA, KANSAS

Owen Freiburger  
OWEN FREIBURGER, CHAIRMAN

ATTEST: Dean Andrew  
DEAN ANDREW, SECRETARY

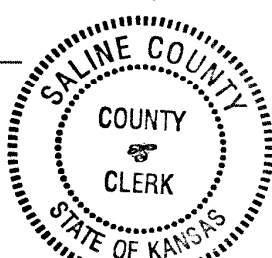
**COUNTY CLERK AND CITY CLERK CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONJUNCTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL AT SALINA, KANSAS, THIS 19<sup>th</sup> DAY OF July, A.D., 2016.

Donald R. Merriman  
DONALD R. MERRIMAN, COUNTY CLERK



Shandi Wicks  
SHANDI WICKS, CITY CLERK

**CITY COMMISSION CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

APPROVED THIS 14<sup>th</sup> DAY OF July, A.D. 2016.

BOARD OF CITY COMMISSIONERS OF THE CITY OF SALINA, KANSAS

Kaye J. Crawford  
KAYE J. CRAWFORD, MAYOR

ATTEST: Shandi Wicks  
SHANDI WICKS, CITY CLERK

**REGISTER OF DEEDS CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

PLAT OF RIVER TRAIL 2ND ADDITION FILED OF RECORD IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2016, AT \_\_\_\_\_ M., AND DULY RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_

FILING FEE OF \_\_\_\_\_ PAID.

REBECCA SEEMAN, REGISTER OF DEEDS

**COUNTY SURVEYOR'S CERTIFICATE:**

STATE OF KANSAS } SS  
COUNTY OF SALINE }

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS 18<sup>th</sup> DAY OF July, 2016.

Terry Mattison  
TERRY MATTISON, COUNTY SURVEYOR

FINAL PLAT OF  
**RIVER TRAIL 2ND ADDITION**  
A REPLAT OF ALL OF BLOCKS 3 & 5, AND LOTS 1 THRU 4,  
BLOCK 4, RIVER TRAIL ADDITION TO THE CITY OF  
SALINA, SALINE COUNTY, KANSAS  
A TRACT IN THE SOUTH HALF OF SECTION 30, TOWNSHIP 14 SOUTH,  
RANGE 2 WEST OF THE 6TH P.M., SALINE COUNTY, KANSAS

**KAW VALLEY ENGINEERING, INC.**

742 DUVALL AVENUE  
SALINA, KANSAS 67401  
PH. (785) 823-3400 | FAX (785) 823-3411  
sa@kveng.com | www.kveng.com